

@STATE MS - DESOTO CO.

JAN 7 4 17 PM '02

THIS INSTRUMENT PREPARED BY/RETURN TO:

James E. Holland, Attorney at Law
P.O. Box 256, Horn Lake, MS 38637
Telephone: 662-342-1333
No Title Opinion Requested Or Given

BK 408 PG 136
W. E. DAVID CH. CLK.**ASSUMPTION WARRANTY DEED**

JIM HOLLAND, a/k/a JAMES E. HOLLAND
and wife **ANNA HOLLAND**

GRANTORS,**TO:****MARTHA H. BAPTISTE, a single person****GRANTEE**

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash in hand paid and other good and valuable considerations including the assumption of that certain indebtedness in favor of First Tennessee Bank N. A. secured by a Deed of Trust dated July 15, 1994 to Thomas F. Baker, IV as Trustee, the beneficiary being First Tennessee Bank National Association and recorded in Book 976 at Page 773, in the office of the Chancery Clerk of Desoto County, Mississippi, covering the herein conveyed parcel, receipt of which is hereby acknowledged, **JIM HOLLAND, a/k/a JAMES E. HOLLAND** and wife **ANNA HOLLAND**, Grantors, do hereby sell, convey and warrant unto **MARTHA H. BAPTISTE**, Grantee, the land lying and being situated in Horn Lake, Desoto County, Mississippi, being more particular described as follows, to wit:

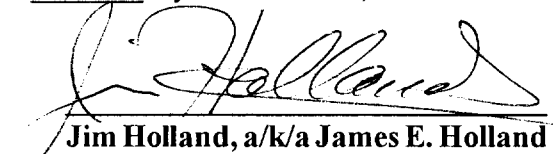
Lot 169, Section C, Kingston Estates Subdivision located in Section 28, Township 1 South, Range 8 West, City of Horn Lake, Desoto County, Mississippi, as recorded in Plat Book 44, Page 13 in the office of the Chancery Clerk of Desoto County, Mississippi.

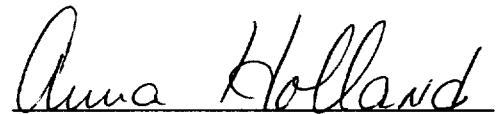
- 1) The warranty in this deed is subject to rights-of-way and easements of record for public roads and public utilities; subdivision and zoning regulations in effect; prior reservations of oil and mineral rights; and, all applicable building restrictions and restrictive covenants of record in the Office of the Chancery Clerk of Desoto County, Mississippi, including, but not limited to, Plat Book 44 at Page 13 and those contained in that certain deed recorded in Book 44 at Page 13.
- 2) Taxes and assessments for the year 2001 which, having been prorated as of date of closing, shall be the responsibility of Grantee from this point forward;
- 3) Any matters that would be revealed by accurate and current survey of the described property;
- 4) Any and all matters that would be revealed by a physical inspection of said property;
- 5) Any and all matters of record;

- 6) Any and all zoning laws, subdivision laws, or other laws, rules, statutes, ordinances, or other legally effective statutory scheme lawfully adopted by the County of Desoto, the State of Mississippi, the United States Government or any subdivision thereof,

Grantors claim no current homestead but are affirmatively conveying any homestead rights that they may have in and to said property.

WITNESS the signature of the Grantors, this the 31ST day of December, 2001.


Jim Holland, a/k/a James E. Holland


Anna Holland

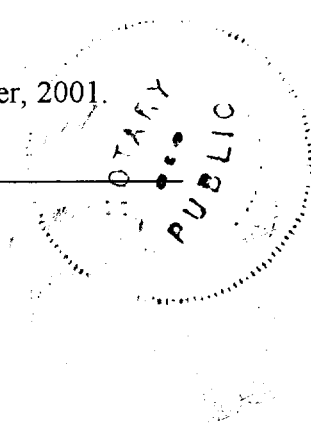
**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

PERSONALLY appeared before me, the undersigned authority of law in and for said County and State, on this the 31ST day of December, 2001, within my jurisdiction the within named **JIM HOLLAND, a/k/a JAMES E. HOLLAND**, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

WITNESS my hand and Notarial seal of office, this the 31ST day of December, 2001.


NOTARY PUBLIC

My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JAN 21 2005
BONDED TRIC STEGALL NOTARY SERVICE

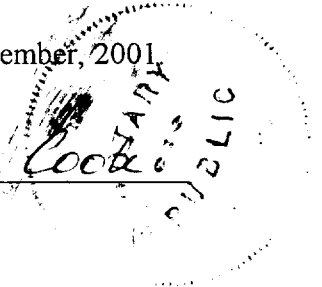


**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

PERSONALLY appeared before me, the undersigned authority of law in and for said County and State, on this the 31ST day of December, 2001, within my jurisdiction the within named **ANNA HOLLAND**, who acknowledged that she signed and delivered the above foregoing Warranty Deed on the day and year therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 31ST day of December, 2001.

Brenda Cook
Notary Public



My Commission Expires:

MISSISSIPPI STATE OF AUTHORITY PUBLIC
BONDED AND SIGNED UNDER OATH

GRANTORS' ADDRESS:

6179 Desoto Road
Walls, MS 38680
Work Phone: 662/342-1333
Home Phone: 662/781-1312

GRANTEES' ADDRESS:

7132 Brenwood Drive
Horn Lake, MS 38637
Work Phone: N/A
Home Phone: 662/342-7727

INDEXING INSTRUCTIONS:

Lot 169, in Section C of Kingston Estates Subdivision as shown by the plat recorded in Plat Book 44, Page 13, in the office of the Chancery Clerk of said County in Section 28, Township 1 South, Range 8 west, City of Horn Lake, Desoto County, Mississippi.